

058.C

0001

0222.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

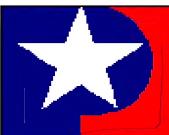
374,800 / 374,800

USE VALUE:

374,800 / 374,800

ASSESSED:

374,800 / 374,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 222

Owner 1: PATKI ABHAY H

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #222

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHPIRT ANNA A -

Owner 2: -

Street 1: 1 WATERMILL PLACE #222

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 721 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	374,800			374,800		
							153210
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	374,800	0	.	.	374,800		Year end	12/23/2021
2021	102	FV	369,800	0	.	.	369,800		Year End Roll	12/10/2020
2020	102	FV	359,900	0	.	.	359,900	359,900	Year End Roll	12/18/2019
2019	102	FV	337,600	0	.	.	337,600	337,600	Year End Roll	1/3/2019
2018	102	FV	283,000	0	.	.	283,000	283,000	Year End Roll	12/20/2017
2017	102	FV	271,500	0	.	.	271,500	271,500	Year End Roll	1/3/2017
2016	102	FV	271,500	0	.	.	271,500	271,500	Year End	1/4/2016
2015	102	FV	247,800	0	.	.	247,800	247,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHPIRT ANNA A,	58992-476		4/30/2012		250,750	No	No		
SUNWOO MICHAEL	26939-394		12/7/1996		115,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2017										Measured	DGM	D Mann
7/30/2012										MLS	EMK	Ellen K
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	1 - 1 Bed	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES**COMMENTS****SKETCH**

Full Bath: 1 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: 1 Rating: Average

A HBth: Rating:

OthrFix: Rating:

BK:23623 PG:343, Building Number 1.

OTHER FEATURES

Kits: 1 Rating: Average

A Kits: Rating:

Frp: Rating:

WSFlue: Rating:

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 3 BRs: 1 Baths: 1 HB: 1

CONDO INFORMATION

Location: R - Rear

Total Units:

Floor: 2 - 2nd Floor

% Own: 0.904900014

Name: 25 - 6040

DEPRECIATION

Phys Cond: GD - Good 14. %

Functional: %

Economic: %

Special: %

Override: %

Total: 14.9 %

REMODELING**RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 1 3 1 0

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General: Totals

1 3 1

CALC SUMMARY**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 524.29

Special Features: 0 Val/Su Net: 519.83

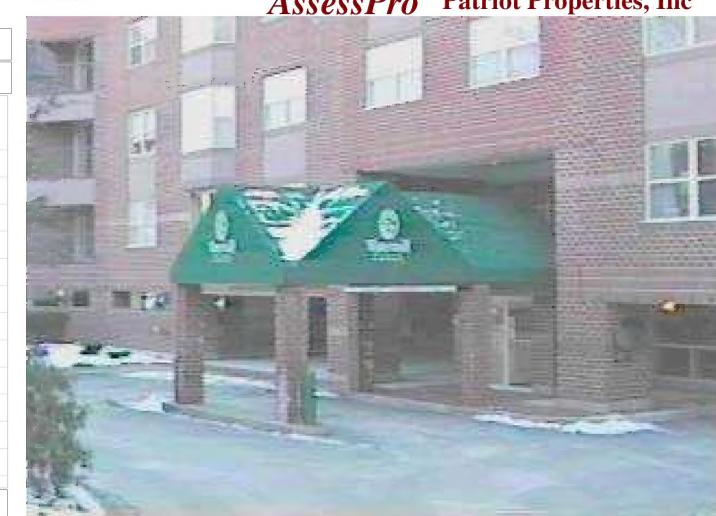
Final Total: 374800 Val/Su SzAd 519.83

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type	Qu #	Ten
GLA	Gross Liv Ar	721	338.250	243,878						

Net Sketched Area: 721 Total: 243,878

Size Ad 721 Gross Area 721 FinArea 721

IMAGE**AssessPro Patriot Properties, Inc**